



Cascade County Zoning Board of Adjustment

Application for Variance/Appeal

Cascade County Public Works Department

Planning Division

121 4th St No, STE 2H/I, Great Falls MT 59401

Phone: 406-454-6905 Fax: 406-454-6919

\$250.00 Non Refundable Application Fee

Payment: Check (#) 1101 Cash

OFFICE USE ONLY

Variance: X Appeal: _____

Date Application Received: 7/2/18

Date of Zoning Board Decision: _____

Zoning Board Decision: _____

Applicant/Agent: GLENDA ARPS

Mailing Address: 7 IRISH LANE GREAT FALLS
59405

Home Phone: _____ Work Phone: _____ Cell Phone: 406-788-8801

Owner(s) if different from applicant: _____ Mailing Address: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Property Address: 7 IRISH LANE GREAT FALLS, MT 59405 Sec 25 T 20N R 03E

Lot(s) _____ Blk _____ Geo Code: 02-3015-25-4-05-01-0000 Parcel # 000245-8908

Please take notice that the undersigned was denied a permit and seeks a variance or an appeal of the Zoning

Administrator's decision related to the following activity: _____

FOR VARIANCE REQUEST ONLY (may attach documentation)

Indicate below or attach separate pages showing how your application meets the legal criteria for a variance. (A variance is authorized only for height, area, and size of structure, size of yards and open spaces, signage, landscaping, or as otherwise specifically provided for in the Cascade County Zoning Regulations. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or adjoining zoning districts.)

1) Explain how this variance request from the Cascade County Zoning Regulations will not be contrary to the public interest.

Variance Request For 20' set back from property line for addition to house
will not be contrary to public interest as follows: No access blocked, No
obstructions to Roadway, No increase of traffic, for private use only
Compliant with powerline set back

2) Describe where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

20' set back from Irish Lane vs. 30' Allows building addition to
remain within close proximity to house for ability to Attach. In addition,
a 30' set back puts the addition close to flood plain where 20'
set back would not.

3) The spirit of this Section would be observed and substantial justice done by granting this variance.

This allows us to build the addition to house within close
proximity and keeps it out of flood plain.

FOR APPEAL REQUEST ONLY (may attach documentation)

Describe the alleged error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of these regulations.

Owner/Applicant's Signature:

Dwenda J. Ayers

Date:

7-2-18

